

# The Legacy



November/December 2009

<http://lakechristopherhomes.com/>

What a beautiful fall we're having. Of course, fall was here all summer, but the rain and cool weather have given us a lot of great fall color.

But along with the great color comes winds that blow those beautiful leaves all over the place and it's hard to keep up with them. So everyone needs to pitch in and sweep the leaves from the curbs and out of the storm drains. We had a big problem with clogged up storm drains in the past causing a flooding problem on the south end of the lake. Some couldn't even get out of their driveways for days on end.

It's time also to trim up some of the trees and bushes along the sidewalks and corners. Nothing too drastic is necessary. Just enough so people can walk without getting popped in the head and cars can see around corners.

Richard Schwartz, president of the homes association is asking anyone who would like to serve on the board of directors for 3 years, contact him at 495-3650. The job entails attending a monthly board meeting at alternate homes and overseeing or chairing a committee. Three members will be ending their terms and three new

directors will be elected. Elections will be held at the Annual Meeting in February.

The committees are:

**Architecture  
Newsletter  
Maintenance, lake  
Maintenance, grounds and assets  
Litter Control  
Neighborhood Watch  
Parks Security  
Social**

Even if you would not be able to be a board member, your help would be welcome on the committees.

**Some numbers to have on hand:**

Street Light problems, 385-4131

Graffiti, 385-4421

Storm drain problems, 385-1470

## **Garden Club News**

### **CHRISTOPHER BEACH IMPROVEMENTS**

Three Pin Oak trees were recently planted at Christopher Beach, replacing several Honey Locust trees which were in decline.

The trees were purchased and planted by the Lake Christopher Garden Club, in keeping with the Club's goal to keep Lake Christopher attractive and green.

The funds to purchase the trees were

provided by the Garden Club through its fund raising efforts, including the Club's annual Poinsettia sale. This year's sale is scheduled for Saturday, December 5, at 1508 Lake Christopher Drive, the home of Sharon and Bunny White. Your poinsettia purchase will help make future improvements to Lake Christopher possible.

**Lake Christopher Garden Club**

**Poinsettia Sale**

**Saturday, December 5**

**9-3**

**1508 Lake Christopher Dr**

## **SAFETY INFORMATION FLYER:**

As some of you may be aware, there have been several reported home break-ins and robberies within the community. We would like to share some tips with you to ensure your safety and that of your family.

### **HOW CAN YOU PROTECT YOURSELF?**

Robberies are a quick way for a criminal to take money. The definition of robbery is when someone steals or takes anything of value from you, against your will, by force, intimidation or violence.

- Be aware of your surroundings. Walk with a purpose, head up, and looking around. Stay in lighted areas at night. The robber doesn't want to be seen.
- There is safety in numbers; stay with the crowd.
- Women should carry their wallet in their pocket, not their purse. If you carry a purse, carry it close to your body. Do not place the strap across your body or over your shoulder.
- Be conscious of people just *"hanging around"* anywhere, or groups just sitting in a parked vehicle.
- Notify the police immediately of strangers hanging around your community for no apparent reason.
- Take the profit out of robbery by not carrying large sums of money, or credit cards on your person whenever possible.
- Vary your routine; don't do the same thing at exactly the same time everyday. You never know who may be watching your activity.
- Lock your car doors when your vehicle is unattended, even if you will be out of it for a "minute."
- Do not leave valuables in your vehicle. If you must leave packages in your car, place them in the trunk.
- Carry a cell phone with you at all times.
- If you are traveling out of town, make your home look *"lived in."* Have a friend or neighbor collect your mail and newspapers or have your service suspended while you are away. Use timers to turn lights off and on.

### **WHAT SHOULD YOU DO AFTER A ROBBERY OR BREAK IN?**

Notify the police immediately and be prepared to tell them:

- The address, exact location
- As complete a description of the robber if possible
- Whether or not a weapon was implied or used
- A description of the vehicle used and number of people in it
- The direction of travel
- Any words spoken by the robber(s)
- *Do not touch anything.*
- *Do not discuss the crime with other witnesses.*

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**REAL ESTATE NEWS** by: Sharon White,  
ABR, GRI, Realtor  
William E. Wood & Associates

*your Neighbor, your Real Estate Professional*

**TODAY'S MARKET**  
“Just tell me what is going on?”

These are words I hear every day from both Sellers and Buyers and from you, my friends and neighbors.

Well, most importantly, we are fortunate to be in Hampton Roads (compared to Florida, California, Nevada, etc.) Our area enjoys a huge Military presence as well as a low unemployment

rate. This is a tremendous help to our Real Estate Market.

In June 2009, we had 14,284 listings on the market compared to 15,300 in June 2008. That's a -7% decline. That is good news since it shows our inventory is balancing. A “healthy” Real Estate Market has a 6 month supply of homes to sell. We now have a 10 month supply, last year a 12 month supply. That is good news for Sellers since it means their homes will most likely sell quicker. Homes still need to be priced correctly however. We have seen sales prices for homes in Lake Christopher drop \$15,000 - \$20,000 from what they were selling for last year this same time due to the downturn in the economy.

For Buyers, it is a great Market. Inventory is still high, rates are still low and we have the \$8000 First Time Homebuyers Tax Credit. This helps Sellers as well since when first time buyers take advantage of this and buy a home, the Sellers of that home buy a home, creating a domino effect. I just sold a house in Lake Christopher that was the 4<sup>th</sup> house in a succession of house sales, meaning we had 4 Buyers and 3 Sellers in that scenario. Then, the Lake Christopher Sellers moved out of State and bought a house – so the domino effect continued.

An important problem we are facing is foreclosures. Lake Christopher has already had 4 this year and there will most likely be others. No neighborhood is immune. Data shows there is a foreclosure “shadow” market of nearly 700,000 homes in the United States that will surface soon. These home sales will affect resale prices as they become more prevalent and appraisers are forced to consider them as comparisons. It is something we will certainly keep an eye on and discuss at a later date.

For more information: 757-286-9375  
sharonsellshmz@cox.net  
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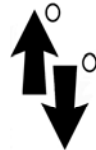
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### PLACE AN AD IN THE LEGACY

Want ads, For Sales, Lost and Finds, and small service ads are **free** to Lake Christopher Residents. Business ads are \$15 per issue or \$75 for six issues for a Business Card size ad. Other sizes are available. Call Donna Christensen for more information. Deadline for the January 2009 issue is November 21.

### ATTEND THE MONTHLY BOARD MEETING

Board meetings are held on the third Monday of every month at 7:30 P.M. **HOMEOWNERS' FORUM** is held at the beginning of each meeting. Have a gripe? Make a suggestion? Give a "warm fuzzy"? Please call our Property Manager, Gayle Piñero, at 486-6000 for the meeting location. Manager's Address: Gayle Piñero, Select Group, Inc., 2224 Virginia Beach Blvd, Suite 201, Virginia Beach, VA 23454. Email: [gayle.pinero@theselectgroup.us](mailto:gayle.pinero@theselectgroup.us)

### **BOARD OF DIRECTORS AND COMMITTEE CHAIRS**

**President:** Richard Schwarz  
495-3650 1505 Lake Christopher Dr.  
[dickjack@verizon.net](mailto:dickjack@verizon.net)

**Vice-President:** Tim Short  
471-1231 5408 Brookfield Dr.  
[rzzdad@aol.com](mailto:rzzdad@aol.com)

**Treasurer:** Nathan Lutz 986-6964  
1545 Edgewater D r  
[Phidelt84@aol.com](mailto:Phidelt84@aol.com)

**Recording Secretary:** Richard Lindgren  
495-8289 5184 Shorecrest Ct  
[rlindgren@bandtkitchens.com](mailto:rlindgren@bandtkitchens.com)

**Architecture:** Steve Rogovich  
467-9790 1612 Lake Christopher Dr.  
[stever@infionline.net](mailto:stever@infionline.net)

**Litter Control Staff:**  
Elias Logothetis  
495-6539 1549 Waff Road  
[e.logothetis@att.net](mailto:e.logothetis@att.net)

**Maintenance:** Les Murfin  
479-8649 1528 Beachview Dr  
[lmurfin@cox.net](mailto:lmurfin@cox.net)  
Elias Logothetis and Mitch Stevens

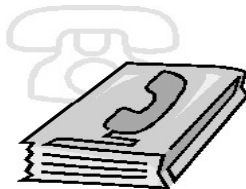
**Neighborhood Watch:** Richard Lindgren  
495-8289 5184 Shorecrest Ct  
[rlindgren@bandtkitchens.com](mailto:rlindgren@bandtkitchens.com)

**Newsletter:** Donna Christensen  
495-3996 1441 Lake Christopher Dr  
[cldochris@earthlink.net](mailto:cldochris@earthlink.net)

**Park Staff:** Jenny Pfeiffer  
532-5457 1525 Lake Christopher Dr.  
[jennpfe@regent.edu](mailto:jennpfe@regent.edu)

**Social/Recreation:** Mitch Stevens  
222-0743 5192 Shorecrest Ct  
[mitchleigh@aol.com](mailto:mitchleigh@aol.com)

### **Attention New Residents!**



If your name is **not** in the 2009 Lake Christopher Directory, , please fill out this form and drop it off to: Richard Schwarz, 1505 Lake Christopher Dr. 495-3650 or [dickjack@verizon.net](mailto:dickjack@verizon.net) so you can be included in the next one

Name:

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Address:

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Phone:

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Email:

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